HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Ottawa-Gatineau[1] CMA (Quebec)

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2016

The overall vacancy rate*...

UNCHANGED

6.3%

- Below CMA
- Similar to CMA
- Above CMA

The average rent is*...

$740

UNCHANGED

- Below CMA
- Similar to CMA
- Above CMA

PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
1.7%	5.9%	6.5%	** %
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
$577 Avg. Rent	$653 Avg. Rent	$762 Avg. Rent	$859 Avg. Rent

"The vacancy rate remained high and stable. This is due in part to strong competition from rental condominiums."

Geneviève Lapointe
Senior Market Analyst

*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

[1] Quebec part of Ottawa-Gatineau CMA

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Highlights

- The vacancy rate remained high and stable in the Gatineau area, reaching 6.3 per cent.
- Same-sample average rents remained largely unchanged between the two surveys.
- The number of rental condominiums grew, but the proportion of vacant units remained stable.
- Aylmer was the only sector where the vacancy rate declined.

Vacancy rate remains stable and relatively high on the Gatineau area rental market

According to the results of the Rental Market Survey[2] conducted in October 2016 by Canada Mortgage and Housing Corporation, the vacancy rate in the Gatineau area reached 6.3 per cent. A comparison to the rate recorded in October 2015 (5.9 per cent) shows that the level has remained relatively stable. In fact, since 2013, the proportion of vacant units has oscillated between 5.0 per cent and 6.5 per cent and remained high, when compared to the historical average. The area's rental market therefore continued to be one of the softest in the province, along with the Trois-Rivières, Saguenay and Sherbrooke markets.

Stability of the conventional rental market: rising demand and supply and competition from rental condominiums

The stability of the vacancy rate resulted from the combination of both sustained demand and sustained supply.

Demand for rental accommodation grew slightly. This growth was supported by different factors. First, the area seems to have attracted and, overall, kept more people, thanks in particular to increased employment in public administration and the arrival of a higher number of immigrants[3]. Whether they are from elsewhere in Quebec or from abroad, these newcomers tend to opt for rental accommodation when they arrive, and this helped to increase the number of potential renters in the area[4]. In addition, the job market for 15- to 24-year-olds proved more dynamic, and this could have encouraged members of this segment of the population to leave the family home and rent their own place[5]. However, although the pool of potential renters seems to have grown, the increase has not been enough to bring down the vacancy rate for conventional rental units. This can be explained, in part, by the fact that a large number of renters, especially those with higher incomes, continue to choose rental condominiums over conventional apartments[6].

On the supply side, a number of purpose-built rental housing units were completed this year, despite the soft market conditions.

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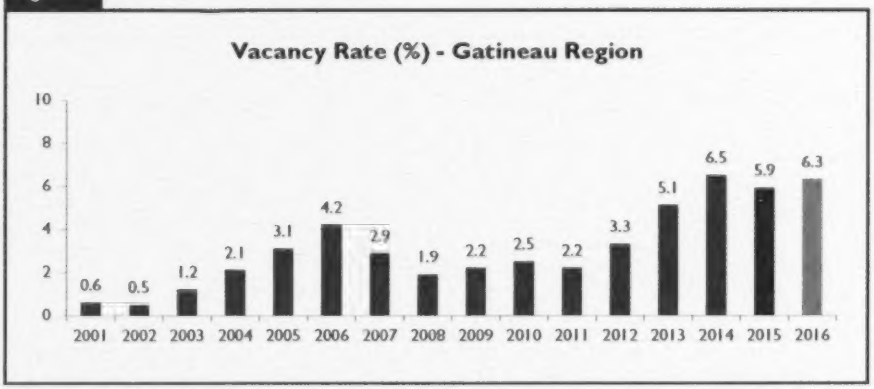
Figure 1



Source: CMHC

[2] The Rental Market Survey is based on privately initiated rental structures of three or more units.
[3] The number of immigrants received by Quebec rose significantly from January to June 2016, and Gatineau appears to have benefited from the increase. According to Statistic Canada, employment in the public service rose by 3 per cent between the two surveys.
[4] According to Statistic Canada's 2011 census data, nearly two thirds of immigrants and households from elsewhere in Quebec chose to rent when they arrived.
[5] According to Statistics Canada, employment for 15- to 24-year-olds rose by an average of 6 per cent between the two surveys.
[6] According to Statistics Canada's National Household Survey, households who rented condominiums had, on average, higher incomes than those who rented units other than condominiums.

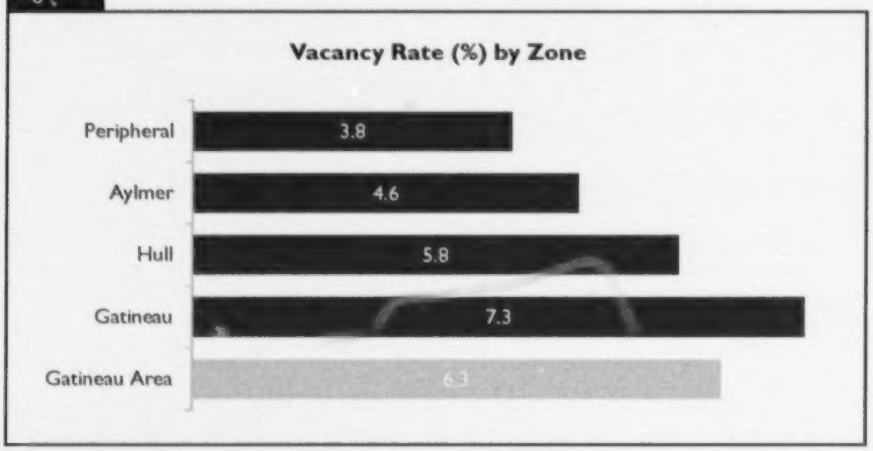
In fact, after reaching a low point last year, 351 such units were completed between October 2015 and June 2016—156 more than during the previous period—for a slightly higher level than the average of the last 10 years.

The end result: growth in supply and demand was such that the vacancy rate remained unchanged.

Vacancy rates remain stable in all sectors, apart from a decrease in Aylmer

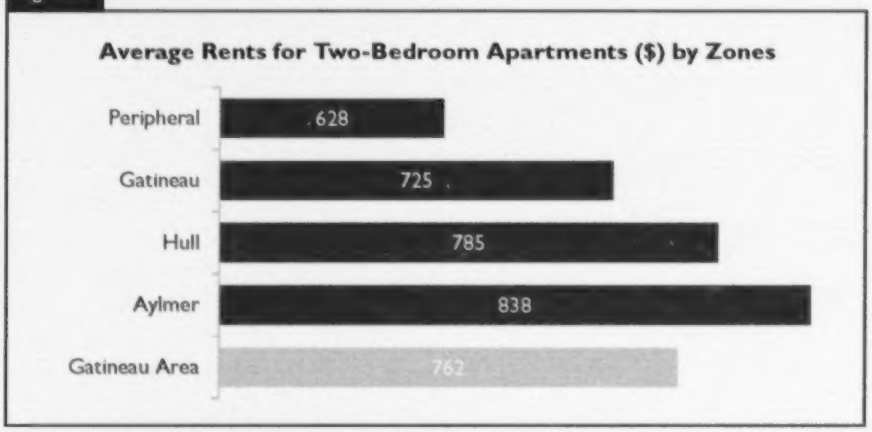
The vacancy rates remained high and stable throughout most of the sectors in the Gatineau area. Aylmer was a notable exception, as the proportion of vacant units in this sector decreased significantly between the two survey periods, falling from 6.9 per cent in 2015 to 4.6 per cent in 2016. As such, despite the significant increase of supply in the sector[7], it seems more modern units found takers, even though there were many condominiums offered for rent. However, the sector's vacancy rate remained relatively high. In fact, it was the outlying sector, the zone with the smallest rental stock in the area, that had the lowest vacancy rate (3.6 per cent).

Figure 2



Source: CMHC

Figure 3



Source: CMHC

Rents rose very slightly

The average rent for two-bedroom apartments in the Gatineau area rose to $763. It was in the outlying sector, in the suburbs of the city of Gatineau, that the average was lowest ($634). Aylmer was again a notable exception: in this zone, the average rent for two-bedroom apartments was the highest in the area, at $814. This was due, in particular, to the relatively recent construction of the rental stock in the zone[8].

Overall, the average rent for two-bedroom apartments did not change significantly between October 2015 and October 2016[9]. However, in Hull and in the outlying sector, the average rents for such units did increase by 1.1 per cent and 3.7 per cent, respectively, while the average decreased by 3.7 per cent in Aylmer. This downward trend has been observed in Aylmer for three straight years and reflects strong competition from rental condominiums in the sector (see the section on rental condominiums). In the Gatineau sector, the average rent remained relatively unchanged.

[7] More than 100 new units were added to the total rental stock of 1,928 units.
[8] In this sector, nearly one quarter of the units were built within the last 15 years.
[9] In the fixed sample, which is made up of units that were common to both the 2015 and the 2016 surveys.

New for 2016: tenant turnover rate

This year, for the first time, CMHC is including in its Rental Market Report a measurement called the tenant turnover rate, which is the proportion of units where new tenants moved in over the past year. In the Gatineau area, 21 per cent of rental units changed tenants over the last 12 months. Gatineau area renters therefore proved to be as mobile as renters in Ottawa (where 22 per cent of rental units changed tenants) and the other large CMAs across Quebec, but slightly less mobile than renters in Montréal (where 17 per cent of units were turned over)[10].

Stable vacancy rate for rental condominiums

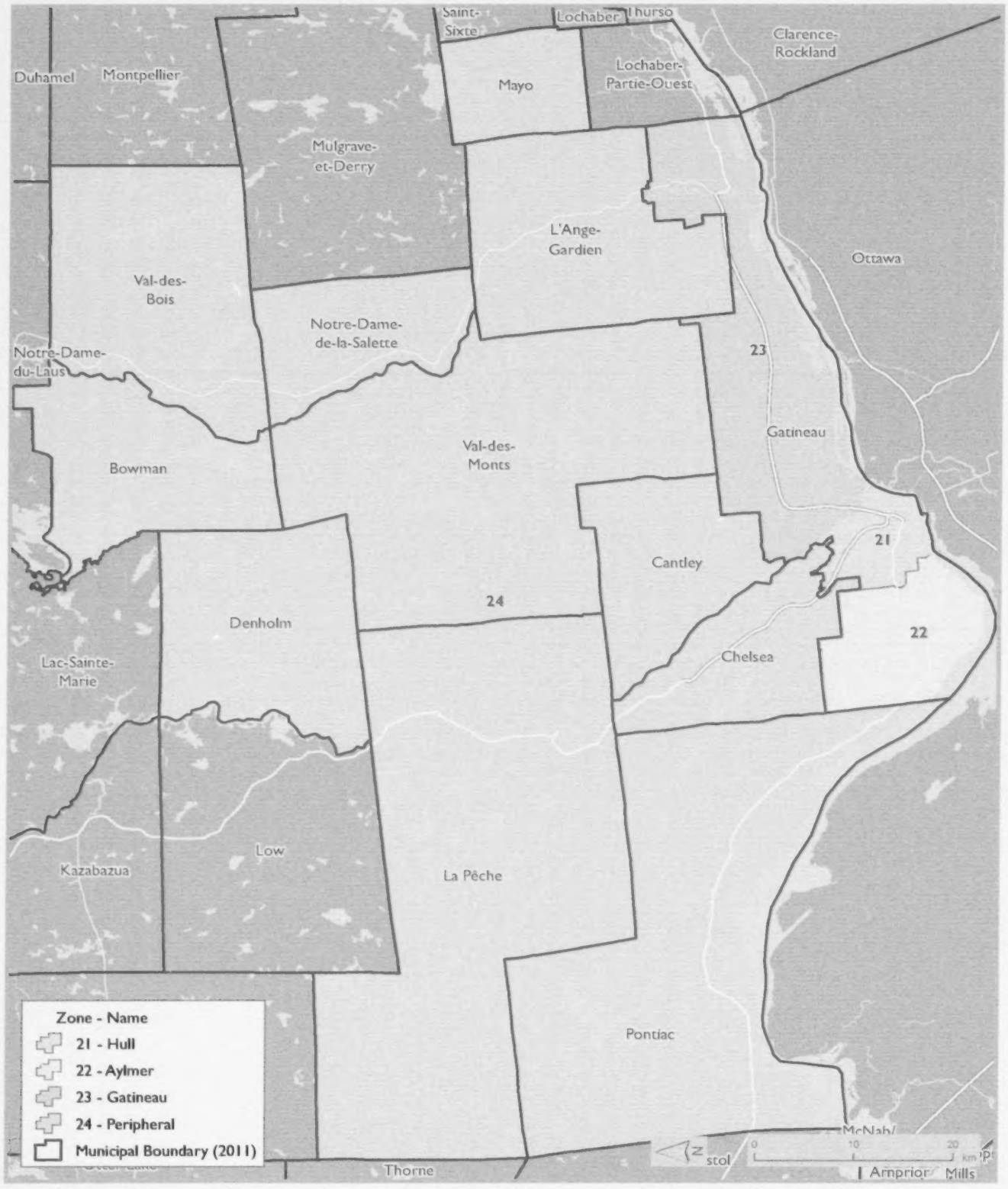
Between the last two surveys, the number of rental condominiums in the Gatineau area increased significantly: 450 units were added to the stock (16 per cent more than last year). Consequently, the proportion of condominiums offered for rent rose from 28 per cent to 31 per cent. This is a relatively large proportion when compared to the Montréal (16 per cent) and Québec (11 per cent) CMAs, but a similar proportion to that observed in the Ontario side of the Ottawa-Gatineau CMA (29 per cent).

Despite the increase in supply, the vacancy rate for rental condominiums was at 5.1 per cent, a relatively stable level in comparison to last year's rate and similar to the vacancy rate for conventional rental units[11].

From a geographic perspective, the vacancy rate was much higher in Aylmer (8.2 per cent) than in Gatineau (3.5 per cent) or Hull (3.6 per cent). This can be explained by the fact that Aylmer's conventional rental stock is almost as large and as new as its stock of rental condominiums[12]. In Aylmer, this similarity leads to increased competition between the two products. In contrast, in the Gatineau and Hull sectors, the conventional rental units are relatively older, and rental condominiums, generally newer and less numerous, attract renters looking for more modern units.

For two-bedroom rental condominiums in the Gatineau area, the average monthly rent reached $1,008, or 32 per cent more than the average rent for two-bedroom conventional rental units.

[10] In the Trois Rivières, Sherbrooke, Saguenay and Québec CMAs, the tenant turnover rates oscillated between 20 and 22 per cent.
[11] Taking into account the margins of error of the Survey.
[12] There were 1,928 conventional rental units and 1,100 rental condominiums in Aylmer.


Saint-Sixte
Lochaber
Thurso
Clarence-Rockland
Duhamel
Montpellier
Mayo
Lochaber-Partie-Ouest
Mulgrave-et-Derry
L'Ange-Gardien
Ottawa
Val-des-Bois
Notre-Dame-de-la-Salette
Notre-Dame-du-Laus
23
Gatineau
Val-des-Monts
Bowman
Cantley
21
24
Denholm
22
Lac-Sainte-Marie
Chelsea
Low
Kazabazua
La Pêche
Pontiac
Zone - Name
21 - Hull
22 - Aylmer
23 - Gatineau
24 - Peripheral
Municipal Boundary (2011)
Thorne
Arnprior
Mills

RMS ZONE DESCRIPTIONS - OTTAWA-GATINEAU CMA (QUEBEC PORTION)	
Zone 21	**Hull:** Gatineau sector corresponding to the former municipality of Hull.
Zone 22	**Aylmer:** Gatineau sector corresponding to the former municipality of Aylmer.
Zone 23	**Gatineau:** Gatineau sector corresponding to the former municipality of Gatineau, the former municipality of Buckingham and the former municipality of Masson-Angers.
Zone 24	**Outlying area:** Corresponds to the following municipalities: Chelsea, Cantley, La Pêche, Pontiac, Val-des-Monts, L'Ange-Gardien, and Denholm.
Zones 21-24	**Ottawa-Gatineau CMA (Quebec portion)**

RENTAL MARKET REPORT TABLES

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Available in SELECTED Rental Market Reports

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3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

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Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharines-Niagara, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford-Mission, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%)
by Zone and Bedroom Type
Ottawa-Gatineau CMA (Que. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 21 - Hull	**	1.8	4.9	6.0	5.8	5.7	**	**	5.1	5.8
Zone 22 - Aylmer	0.0	2.5	9.1	1.4	5.9	6.4	**	3.7	6.9	4.6
Zone 23 - Gatineau	**	0.7	**	**	7.9	**	2.9	**	6.7	7.3
Zone 24 - Peripheral	**	**	**	0.0	**	**	**	6.9	**	3.8
Ottawa-Gatineau CMA (Que. Part)	**5.1**	**1.7**	**5.7**	**5.9**	**6.7**	**6.5**	**3.2**	**	**5.9**	**6.3**

1.1.2 Private Apartment Average Rents ($)
by Zone and Bedroom Type
Ottawa-Gatineau CMA (Que. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 21 - Hull	571	564	666	662	762	785	868	902	734	747
Zone 22 - Aylmer	625	636	727	716	837	838	936	938	812	814
Zone 23 - Gatineau	563	607	619	620	724	725	826	807	719	715
Zone 24 - Peripheral	**	**	**	501	576	628	**	733	620	623
Ottawa-Gatineau CMA (Que. Part)	**574**	**577**	**656**	**653**	**751**	**762**	**850**	**859**	**734**	**740**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Ottawa-Gatineau CMA (Que. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 21 - Hull	610	604	3,247	3,257	5,405	5,415	1,220	1,228	10,482	10,504
Zone 22 - Aylmer	80	85	365	475	1,017	1,211	160	157	1,622	1,928
Zone 23 - Gatineau	181	184	1,532	1,577	4,969	5,395	1,450	1,467	8,132	8,623
Zone 24 - Peripheral	3	3	15	14	112	79	13	14	143	110
Ottawa-Gatineau CMA (Que. Part)	**874**	**876**	**5,159**	**5,323**	**11,503**	**12,100**	**2,843**	**2,866**	**20,379**	**21,165**

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Que. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 21 - Hull	**	2.3	7.1	6.8	7.4	6.6	4.0	**	7.0	6.6
Zone 22 - Aylmer	2.7	3.7	11.2	2.0	6.7	7.0	**	4.1	8.0	5.2
Zone 23 - Gatineau	**	**	**	**	9.0	7.9	3.8	**	7.7	8.0
Zone 24 - Peripheral	**	**	**	0.0	**	**	**	6.9	**	3.8
Ottawa-Gatineau CMA (Que. Part)	****	**2.4**	**7.4**	**6.6**	**8.0**	**7.2**	**4.2**	****	**7.3**	**7.0**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Ottawa-Gatineau CMA (Que. Part)

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Zone 21 - Hull	**	++	1.4 a	++	1.2 a	1.1 a	++	1.6 c	1.5 a	0.6 b
Zone 22 - Aylmer	**	++	-8.1 c	-2.8 b	-1.7 c	-3.7 d	++	-1.3 c	-2.1 c	-2.4 c
Zone 23 - Gatineau	++	1.1 a	++	1.8 c	1.0 a	++	0.9 d	**	1.0 a	++
Zone 24 - Peripheral	**	**	**	**	**	3.7 d	**	**	**	2.8 c
Ottawa-Gatineau CMA (Que. Part)	++	++	**0.6** b	**0.5** b	**0.9** d	++	++	++	**1.0** a	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type
Gatineau CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 21 - Hull	n/a	**	n/a	22.5 d	n/a	18.9 d	n/a	**	n/a	19.7 d
Zone 22 - Aylmer	n/a	**	n/a	10.7 c	n/a	**	n/a	**	n/a	**
Zone 23 - Gatineau	n/a	**	n/a	**	n/a	25.9 d	n/a	**	n/a	24.2 d
Zone 24 - Peripheral	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Ottawa-Gatineau CMA (Que. Part)	**n/a**	**	**n/a**	**21.2** d	**n/a**	**22.0** d	**n/a**	**	**n/a**	**21.3** d

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Ottawa-Gatineau CMA (Que. Part)

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Que. Part)										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	2.6 c	2.3 c	4.3 c	5.5 c	6.1 c	8.3 c	1.8 c	**	4.9 b	7.0 b
1975 - 1989	**	0.0 d	5.0 d	**	7.5 b	7.4 c	4.6 d	**	6.5 b	6.8 b
1990 - 2004	**	**	**	**	6.7 c	**	**	**	4.3 c	3.1 d
2005+	**	**	**	0.0 c	5.7 d	**	**	**	5.6 d	**
Total	5.1 d	1.7 c	5.7 c	5.9 c	6.7 b	6.5 b	3.2 d	**	5.9 b	6.3 b

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Ottawa-Gatineau CMA (Que. Part)

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Que. Part)										
Pre 1960	556 c	546 c	628 c	597 b	688 a	708 a	856 b	832 a	664 b	654 a
1960 - 1974	578 a	584 a	664 a	662 a	734 a	741 a	855 a	864 a	710 a	715 a
1975 - 1989	557 a	602 a	660 a	672 a	720 a	731 a	800 a	796 a	714 a	723 a
1990 - 2004	**	**	652 a	652 a	808 a	811 a	859 a	894 a	791 a	799 a
2005+	**	**	645 b	689 a	904 a	877 a	920 a	910 a	867 a	860 a
Total	574 a	577 a	656 a	653 a	751 a	762 a	850 a	859 a	734 a	740 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Gatineau CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Que. Part)										
Pre 1960	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
1960 - 1974	n/a	**	n/a	21.3 d	n/a	20.3 d	n/a	**	n/a	20.7 d
1975 - 1989	n/a	**	n/a	**	n/a	24.1 d	n/a	**	n/a	22.4 d
1990 - 2004	n/a	**	n/a	**	n/a	**	n/a	**	n/a	23.4 d
2005+	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	**	n/a	21.2 d	n/a	22.0 a	n/a	**	n/a	21.3 a

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Ottawa-Gatineau CMA (Que. Part)

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Que. Part)										
3 to 5 Units	**	**	**	**	**	**	**	**	6.9 c	**
6 to 19 Units	**	**	5.6 d	**	6.6 c	6.2 a	3.5 d	5.9 d	5.9 b	6.1 c
20 to 49 Units	**	0.0 c	4.9 b	4.7 a	7.5 a	6.4 a	3.1 a	3.3 b	6.3 a	5.6 a
50 to 99 Units	3.3 c	2.6 b	2.2 b	2.2 a	5.1 a	7.6 b	**	12.4 d	3.3 c	5.3 b
100+ Units	1.5 d	2.4 b	3.9 d	7.1 b	7.4 b	6.6 b	**	3.6 a	5.6 c	6.3 a
Total	5.1 d	1.7 c	5.7 c	5.9 c	6.7 b	6.5 b	3.2 d	**	5.9 b	6.3 b

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Ottawa-Gatineau CMA (Que. Part)

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Que. Part)										
3 to 5 Units	495 a	515 a	619 b	611 a	742 a	757 a	854 a	876 a	730 a	735 a
6 to 19 Units	557 d	584 a	617 a	613 a	728 a	740 a	852 a	840 a	725 a	729 a
20 to 49 Units	541 a	538 a	650 a	659 a	758 a	757 a	775 a	764 a	735 a	734 a
50 to 99 Units	597 a	603 a	665 a	672 a	778 a	781 a	834 b	899 a	708 a	731 a
100+ Units	632 a	622 a	728 a	733 a	841 a	860 a	967 a	992 a	783 a	792 a
Total	574 a	577 a	656 a	653 a	751 a	762 a	850 a	859 a	734 a	740 a

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Ottawa-Gatineau CMA (Que. Part)

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 21 - Hull	**	**	4.5 d	5.3 c	4.7 b	4.0 b	2.1 c	6.7 b	5.8 c	7.0 b
Zone 22 - Aylmer	**	**	**	6.5	**	**	**	**	4.3 a	2.9 a
Zone 23 - Gatineau	5.8 d	**	7.4 c	**	7.6 a	6.8 a	5.5 c	2.7 c	-	-
Zone 24 - Peripheral	**	**	**	7.2 c	-	-	-	-	-	-
Ottawa-Gatineau CMA (Que. Part)	**6.9** c	**	**5.9** b	**6.1** c	**6.3** a	**5.6** a	**3.3** c	**5.3** b	**5.6** c	**6.3** a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Gatineau CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Que. Part)										
3 to 5 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	24.9 d
6 to 19 Units	n/a	**	n/a	**	n/a	19.9 d	n/a	**	n/a	17.8 d
20 to 49 Units	n/a	**	n/a	**	n/a	18.4 d	n/a	**	n/a	18.5 d
50 to 99 Units	n/a	**	n/a	17.6 d	n/a	**	n/a	**	n/a	21.1 d
100+ Units	n/a	**	n/a	23.4 d	n/a	29.0 d	n/a	24.0 d	n/a	25.7 d
Total	n/a	**	n/a	21.2 d	n/a	22.0 d	n/a	**	n/a	21.3 d

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Ottawa-Gatineau CMA (Que. Part)

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Que. Part)										
LT $600	**	1.5 c	**	**	**	**	**	**	**	5.5 d
$600 - $699	0.0 d	1.5 d	5.2 d	6.3 c	7.9 c	**	**	**	6.3 c	7.0 c
$700 - $799	**	**	3.3 d	3.6 d	6.3 b	7.5 b	**	**	5.5 b	7.0 b
$800 - $899	**	**	3.8 c	4.8 b	6.9 c	4.5 c	3.3 d	**	5.6 c	5.4 c
$900 - $999	**	**	**	**	6.0 d	1.5 c	**	**	5.4 d	**
$1000+	**	**	**	**	**	**	**	**	**	4.6 d
Total	5.1 d	1.7 c	5.7 c	5.9 c	6.7 b	6.5 b	3.2 d	**	5.9 b	6.3 b

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Ottawa-Gatineau CMA (Que. Part) - October 2016

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-15	Oct-16	Oct-15	Oct-16
Zone 21 - Hull	2.9 b	3.6 c	5.1 b	5.8 b
Zone 22 - Aylmer	**	8.2 c	6.9 c	4.6 c
Zone 23 - Gatineau	2.3 c	3.5 d	6.7 b	7.3 c
Zone 24 - Periheral	4.8 a	**	**	3.8 d
Ottawa-Gatineau CMA (Que. Part)	**4.0 c**	**5.1 b c**	**5.9 b**	**6.3 b c**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Ottawa-Gatineau CMA (Que. Part) - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Zone 21 - Hull	**	564 a	**	662 a	1,108 c	785 a A	**	902 a
Zone 22 - Aylmer	**	636 a	**	716 a	969 b	838 a A	**	938 a
Zone 23 - Gatineau	**	607 b	**	620 a	1,012 b	725 a A	**	807 a
Zone 24 - Periheral	**	**	**	501 a	**	628 a	**	733 a
Ottawa-Gatineau CMA (Que. Part)	**	**577 a**	**1,002 d**	**653 a A**	**1,008 b**	**762 a A**	**898 a**	**859 a A**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Ottawa-Gatineau CMA (Que. Part) - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 21 - Hull	**	**	689 b	**	1,030 b	1,108 c	995 d	**	1,007 b	1,083 b
Zone 22 - Aylmer	**	**	812 c	**	995 b	969 b	**	**	1,010 b	963 c
Zone 23 - Gatineau	**	**	659 b	**	980 a	1,012 b	897 b	**	963 a	1,027 b
Zone 24 - Periheral	**	**	**	**	**	**	**	**	**	**
Ottawa-Gatineau CMA (Que. Part)	**	**	712 b	1,002 b	1,006 a	1,008 b	1,072 d	898 a	996 a	1,013 b

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Ottawa-Gatineau CMA (Que. Part) - October 2016

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Que. Part)				
3 to 19 Units	3.4 c	5.1 c	6.3 b	6.6 c
20 to 49 Units	1.8 c	5.8 c	6.3 a	5.6 a
50 to 99 Units	3.1 d	3.8 d	3.3 c	5.3 b
100+ Units	**	5.5 c	5.6 c	6.3 a
Total	4.0 c	5.1 b	5.9 b	6.3 b

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Ottawa-Gatineau CMA (Que. Part) - October 2016

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 21 - Hull	4,175	4,287	1,332 a	**	31.9 a	**	2.9 b	3.6 c
Zone 22 - Aylmer	3,168	3,419	865 a	1,107 a	27.3 a	32.4 a	**	8.2 d
Zone 23 - Gatineau	2,993	3,031	659 a	662 a	22.0 a	21.8 a	2.3 c	3.5 d
Zone 24 - Periheral	51	95	14 a	20 a	26.5 a	21.1 a	4.8 a	**
Ottawa-Gatineau CMA (Que. Part)	**10,387**	**10,832**	**2,882** a	**3,350** a	**27.7** a	**30.9** a	**4.0** c	**5.1** b

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Project Size
Ottawa-Gatineau CMA (Que. Part) - October 2016

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Que. Part)								
3 to 19 Units	6,267	6,261	1,632 a	1,748 a	26.0 a	27.9 a	3.4 c	5.1 c
20 to 49 Units	1,484	1,917	360 a	487 a	24.3 a	25.4 a	1.8 c	5.8 c
50 to 99 Units	1,447	1,448	489 a	**	33.8 a	**	3.1 d	3.8 d
100+ Units	1,189	1,206	**	**	**	**	**	5.5 c
Total	10,387	10,832	2,882 a	3,350 a	27.7 a	30.9 a	4.0 c	5.1 b

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability, turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability, and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has two components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford-Mission, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Survey to collect vacancy and rent information in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener-Cambridge-Waterloo, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

Both these surveys are conducted by telephone interviews. For the Condominium Apartment Survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the Household Rent Survey, information is collected from an adult living in the household. Both surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the Condominium Apartment Survey. For the Household Rent Survey, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

RENTAL MARKET SURVEY (RMS) AND SECONDARY RENTAL MARKET SURVEY (SRMS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Please click Methodology or Data Reliability Tables Appendix link for more details.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a – Excellent
b – Very good
c – Good
d – Fair (Use with Caution)
** – Poor – Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

	Sampling Fraction (%) range				
Structures in Universe	**(0,20]***	**(20,40]**	**(40,60]**	**(60,80]**	**(80,100)**
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

	Coefficient of Variation (CV) %						
Vacancy Rate	**0**	**(0,5]**	**(5,10]**	**(10,16.5]**	**(16.5,33.3]**	**(33.3,50]**	**50+**
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a – If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b – If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c – If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d – If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** – If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
△ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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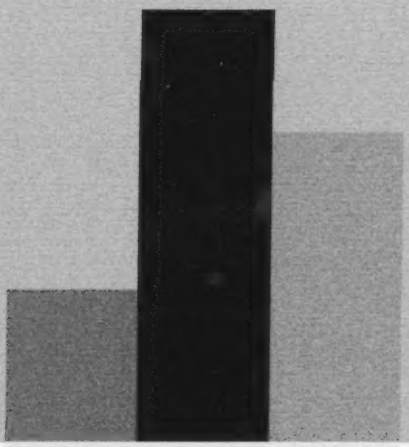

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